

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER
THURSDAY, JULY 17, 2008, 1:00 P.M.**

CALL TO ORDER

Pat Haukohl, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present: Pat Haukohl Gary Goodchild Jim Siepmann
 Walter Kolb Bonnie Morris

Commission

Members Absent: Walter Baade

Staff

Members Present: Richard L. Mace, Planning and Zoning Division Manager
 Kathy Brady, Secretary Supervisor

Guests Present: Mike Southard Bill Brooks
 Bob Buchta Bill Mitchell
 Rodell Singert

CORRESPONDENCE: None.

MEETING APPROVAL: None.

MINUTES:

- *Mrs. Morris moved, seconded by Mr. Siepmann, and carried unanimously for approval of the June 5, 2008, Minutes.*
- *Mr. Kolb moved, seconded by Mr. Siepmann, and carried unanimously for approval of the June 26, 2008, Minutes.*

PUBLIC COMMENT

Chairperson Haukohl asked if anyone from the audience wished to address the Commission? There being none, she moved to the next item on the agenda.

SCHEDULED MATTER:

- **Schedule Commission meeting dates for January 2009 through June 2009**

The Commission decided to wait until the August 21, 2008, meeting to address scheduling the meeting dates.

- **ZT-1676 (Michael Southard) Town of Delafield, Section 27 (A-1 Agricultural District to the A-3 Suburban Home District)**

Mr. Mace presented the "Staff Report and Recommendation" dated July 17, 2008, and made a part of these Minutes. He pointed out the location of the property at N7 W30323 Maple Avenue in the Town of Delafield on the aerial photograph.

Mr. Mace explained the petitioner is proposing to create a five (5) acre and a 13-acre parcel. The Town conditioned their approval subject to the petitioner creating a Certified Survey Map for the two (2) parcels

and any future divisions of Lot 1 (13-acre parcel) would be restricted to not more than four (4) additional lots. Chairperson Haukohl asked if the lands to be rezoned were all C-1 Conservancy? Mr. Mace replied, "They are a combination of C-1 and A-1". He pointed out the location of the 100-year floodplain on the map of the property. Chairperson Haukohl said the wording in the "Present Zoning" section of the "Staff Report and Recommendation" was unclear as to whether the property was located entirely in the C-1 Conservancy or not. Mr. Mace indicated he would clarify the sentence as to the area of the County's jurisdiction. He noted, the petitioner is preparing an appeal for a "Letter of Map Revision" from FEMA in order to amend the newly adopted FEMA floodplain maps as they affect his property, based on a hydrologic study done for his property by Yaggy Colby Associates. If the appeal is granted it would substantially reduce the floodplain. Mr. Southard, petitioner added that he received correspondence from the DNR stating that they have accepted the study, but it still has to be presented to FEMA. He noted that the study eliminates the floodplain off of the property.

Chairperson Haukohl mentioned that the Town's A-1 District requires 40-acre minimum lot sizes and the request is proposing a change to the A-3 District requiring two (2) acre minimum lot sizes, she asked if it conforms with the surrounding properties? Mr. Mace replied "Yes", and added that many of the surrounding properties were substantially less than 40-acres. He was unsure as to why it was zoned A-1 and noted that the Land Use Plan identifies the property in the Suburban I Residential category (1.5 to 2.9 acres). Mr. Southard confirmed that the surrounding properties ranged from one to three acres in size.

After discussion, Mr. Kolb moved, seconded by Mrs. Morris and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **SCU-1259A (Paul Mindel - National Golf Center) Town of Vernon, Section 10**

Mr. Mace presented the "Staff Report and Recommendation" dated July 17, 2008, and made a part of these Minutes. He pointed out the location of the property at S76 W24255 National Avenue in the Town of Vernon on the aerial photograph and stated the petitioner is requesting to reduce his portion of the property in order to accommodate a land division.

Mr. Mace said the petitioner is proposing to sell a three-acre portion of his property to William Brooks for the development of a John Deere dealership, including the sale and repair of outdoor power equipment and a retail business center for related outdoor equipment sales.

After a brief discussion, Mrs. Morris moved, seconded by Mr. Kolb and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **SCZ-1674 (William Brooks - Proven Power) Town of Vernon, Section 10 (A-5 Mini-Farm District to the B-3 General Business District)**

Mr. Mace presented the "Staff Report and Recommendation" dated July 17, 2008, and made a part of these Minutes. He pointed out the location of the property at S74 W24255 National Avenue in the Town of Vernon on the aerial photograph.

Mr. Mace indicated the rezoning of the property is being proposed to accommodate a John Deere dealership. He pointed out on the Site Plan the location of the building, parking lots, storm water basins, septic system, etc. Mr. Singert spoke in favor of the proposed business.

After discussion, Mr. Kolb moved, seconded by Mr. Siepmann and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **SCU-1486 (Rose Maney) Town of Vernon. Section 25**

Mr. Mace presented the “Staff Report and Recommendation” dated July 17, 2008, and made a part of these Minutes. He pointed out the location of the property on the north side of Kelsey Avenue in the Town of Vernon on the aerial photograph and stated the petitioner is requesting to improve and extend an existing waterway for drainage of the surrounding agricultural lands.

Mr. Mace indicated there is presently a grassed drainage way on the agricultural property. The proposal is to expand the grass waterway for better drainage and to protect against erosion for the agricultural operation.

After discussion, Mr. Siepmann moved, seconded by Mr. Kolb and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **SCS-1067 (Wesley Preschler) Town of Oconomowoc, Section 9**

Mr. Mace presented the “Staff Memorandum” dated July 17, 2008, and made a part of these Minutes. He pointed out the location of the property in the Town of Oconomowoc on the aerial photograph and stated the petitioner is requesting a waiver to reduce the established road right-of-way width of Michigan Street from 66’ to its platted width of 33’.

Mr. Mace indicated the request is to eliminate a requirement for the dedication of an additional 16.5’ of road right-of-way along the east side of Michigan Street on the proposed Certified Survey Map that is being prepared to combine two existing lots of record and a vacated roadway in order to accommodate the construction of a detached garage.

After discussion, Mr. Goodchild moved, seconded by Mrs. Morris and carried unanimously for approval, as conditioned, in accordance with the “Staff Memorandum”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **BA08:030 (Dr. Kenneth Schaufelberger and Kenneth and Laurene Hebbe) Town of Lisbon, Section 5**

Mr. Mace presented the “Staff Memorandum” dated July 17, 2008, and made a part of these Minutes. He pointed out the location of the property in the Town of Lisbon on the aerial photograph and stated the petitioner is requesting approval for a retaining wall within five (5) ft. of the west lot line.

Mr. Mace indicated the property is an Outlot located on the north side of C.T.H. “Q” and is tied to a 15-acre vacant parcel on the south side of C.T.H. “Q”, with approximately 113’ of frontage on Lake Five.

Mr. Schaufelberger constructed (without permits) a 4' wide stairway to access the boardwalk along the lake along with a fieldstone retaining wall. A section of the retaining wall and stairway slightly encroach onto the Hebbe property. The Schaufelberger's and Hebbe's are co-applicants and the Hebbe's have no objections with the requested wall and stairway.

After discussion, Mrs. Morris moved, seconded by Mr. Goodchild and carried unanimously for approval, in accordance with the "Staff Memorandum". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances

- **Amendment to the Regional Water Quality Management Plan for the Brookfield-Elm Grove Sanitary Sewer Service Area**

Mr. Mace presented the "Amendment to the Regional Water Quality Management Plan for the Brookfield-Elm Grove" dated June 2008, and made a part of these Minutes.

Mr. Mace indicated that approximately 30 acres located in the Town of Waukesha (west of Springdale Road and north of Arcadian Avenue) would be transferred from the City of Waukesha to the Brookfield-Elm Grove sewer service area. The City does not have long-term plans to extend service to the parcel and at this time it would not be cost-effective. The 30-acre parcel is currently being proposed for a residential development containing approximately 50 homes.

After discussion, Mr. Goodchild moved, seconded by Mr. Kolb and carried unanimously for approval, in accordance with the "Amendment to the Regional Water Quality Management Plan for the Brookfield-Elm Grove Sanitary Sewer Service Area".

- **Presentation on Recent Flooding and Groundwater Related Issues by Perry Lindquist and Richard L. Mace**

The item was withdrawn from the agenda and will be rescheduled for the September 4, 2008, meeting.

ADJOURNMENT

With no further business to come before the Commission, Mr. Siepmann moved, seconded by Mrs. Morris to adjourn at 2:15 p.m.

Respectfully submitted,

Bonnie Morris
Secretary

BM:kab